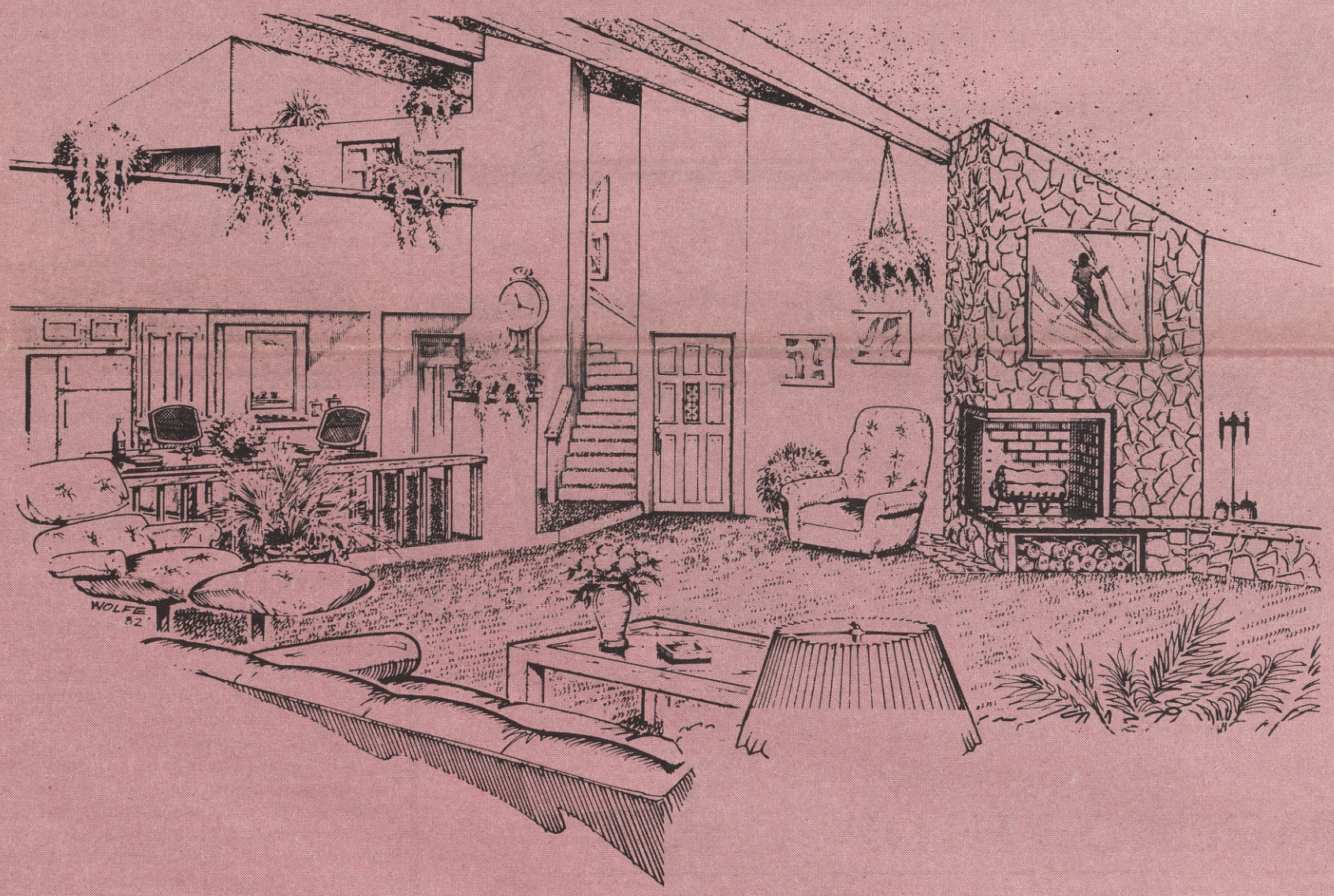
Sierra Real Estate

The Mammoth/June Lake Resort Magazine

A MAMMOTH CONDOMINIUM

WILDERNESS VIEW



WINTERSET

New Resort Condos for '83

The California Market

SNOWFLOWER
AT MAMMOTH

10% DOWN

Great new financing packages available with Developer Buy Down **as low as 8½%** on 1st Trust Deeds!

Treat yourself to the luxuries at Snowflower . . . We've created a year-round atmosphere to fish, ski, hike or play tennis . . . Because you deserve the best . . . Our units offer not only good financial leverage, but quality throughout . . . the 2-bedroom + loft 3-bath townhomes feature standards such as Jenn Air, garden windows, mirrored closet doors, cedar panelling, designer sinks and tile throughout. The swimming pool, tennis court, spas and saunas are close to all the units, and the shuttle stops just outside the project.

Stop by and see for yourself . . .
Our model is open daily from 10-5,
or contact:

Mammoth Sierra Properties
at (619) 934-4501 at the Mammoth Sierra Centre
(across from Tilly's Terrace)

—FREE information brochures available—

Wilderness View Townhomes Offer Space and Comforts

A warm, comfortable place with everything a Mammoth resident or frequent visitor could desire . . . The five-unit Wilderness View townhouse condominium project offers homeowners the space and the comforts of a private residence with the convenience of ownership inherent in condominiums.

Each of the 1,600-sq. ft. three-bedroom-plus-loft units include a double-car garage with a large storage area and a dumbwaiter to transport wood and groceries. The large river rock recirculating fireplace is surrounded by the built-in conversation pit and the living room. For dining, a large dining room and spacious kitchen with oak cabinetry, tile counters, a dishwasher, trash compactor and a Jenn-Air range and convection oven, make it easy to accommodate large or small groups of people. For energy efficiency, each unit comes with Pella storm easement windows and French doors, R-19 insulation in the walls and R-30 insulation in the roofs, as well as a solar system for space, water and spa heating.

Among the basic construction features in the Wilderness View units are fireproof pressure shake roofing, oil-dipped wood siding, bituthane in the roof and deck areas to prevent leaks and a special soundboard party wall for quiet and privacy.

To enhance the private residence feeling, each unit comes with a private yard with redwood decking and a built-in spa, a steam room in the master suite, skylights and the large attached garages.

Located on Old Mammoth Road, just a short walk from the Snowcreek Athletic Club, Wilderness View is located in a quiet residential area with easy access to the club, cross-country skiing, hiking and the future nine-hole golf course.

The Wilderness View project is in the final stages of construction and a model unit is available for public inspection. The project is listed with Coldwell Banker Leisure Real Estate of Mammoth. For more information on the project, contact Coldwell Banker Leisure toll-free at 1-800-462-5583 or locally at (619) 934-2562.

Mammoth Sierra Properties

P.O. Box 15000
Suite 2900
Mammoth Lakes, CA
93546

Sierra Centre Mall - Old Mammoth Rd.

934-4501

for those who demand first class . . .

CONDOS

Hidden Valley...studios w/$10,000 down, south facing...$59,500...reduced!
Hidden Valley...new units start at $73,000 with 10% down
Mountain Shadows...studio, great rental in town...$70,000
Discovery IV...front-row view unit rarely available at $110,900
Snowcreek...1-bd. from $119,000 w/nice views and furnished
Sierra Manors...1-bd. w/$20,000 down, good terms from $69,500
Summit...across the street from Chair 15 in Phases I & II from $87,000
Crestview...1 + lofts, 2-bd. and 2 + lofts w/underground parking from $154,900
Bigwood...only needs $20,000 down on this 1 + loft/garage unit...$96,000
Mountain Shadows...1 + loft/2-ba. units all redone, carpet, too...from $122,500...and one at a great price of $117,500
Horizons IV...Dempsey project featuring all amenities...$129,900
Courcheval...corner unit w/2-car garage at Chairs 7 & 8...$165,000
Mountainbacks...in all sizes w/various upgrades...from $185,000
Villa de Los Pinos...2-bd./2-ba. corner unit, owners moved away...$146,500
Mammoth West...2-bd. townhouse at Chairs 7 & 8, near pool...$169,500
"1849"...2 and 4-bd. units in Phases I & II, across from the lifts...from $150,000
Meridian Villas...2-bd. unit located near a new town center...$96,000
Seasons 4...2 + loft unit, great rental, right on shuttle...$144,000
Sierra Park Villa...boasts 3 baths & 3 levels on Old Mammoth Rd...$133,500
Mammoth Sierra...townhome unit, like new and in town...$215,000
Arrowhead...townhome w/garage and good owner financing...$172,000
Chateau de Montagne....gigantic 3-bd. floorplan...$145,000
Snowcreek...3 + loft unit nicely furnished and good view...$280,000
Wildflower...1 + loft/2-ba. corner unit nicely done...$164,500
Courchevel...2 + loft/2-ba...closest to lifts...$145,000
Snowcreek...3 + loft in the beautiful meadow...$272,000

LOTS

Timber Ridge Estates...R-3 lot on Davison Rd...$75,000
Paradise Estates...be away from the snow...from $39,950
Old Mammoth...½-acre, view lot on private-like road...$150,000
Casa Diablo...80 acres w/2-bd. house only $150,000
Old Mammoth Rd. ground lease...$4,000/month...good location
McGee Creek property will hold 28 units...plans done by Arlen...$475,000
Vista I on the cul-de-sac near Chair 15...terms at $164,900
Majestic Pines...features great location and terms...$95,500
Across from Whiskey Creek...buy land for 9 units...$235,000
Holiday Pines upsloping lot near the Knolls...$124,500
Vista I near Chair 15...only 10% down and walk to the lifts...$149,500
Old Mammoth lot near the meadow only 20% down...$80,000
Slopes cul-de-sac lot w/good view and low down...$98,000
Knolls...good frontage, backs to Forest Service...$99,500
Majestic Pines II...Right near Chair 15, nice lot...$98,500
Vista I...approved plans don't pass this UBY...$100,000
Slopes lot near Canyon at Chairs 7 & 8...$79,000
Slopes...approved plans...may trade...$72,000

HOMES

June Lake cute little dollhouse overlooks Gull Lake...$138,000
Slopes...across from Mountainback...adorable 2-bd...$154,900
Sierra Valley house on R-2 lot...can build second unit...$149,500
Hilton Creek...park-like setting w/well-built home...$175,000
Slopes...4-bd. w/jacuzzi right on Canyon...$168,000
Slopes house with 3-bd./3-ba. comes w/huge garage and deck...$229,000
Slopes...brand new house designed by Arlen...$269,000
Webb subdivision remodel is cute as can be for only $153,500
Knolls home built by local contractor has all the extras at $275,000
Hilton Creek...3-bd. has creek on the property...$150,000
Slopes house in good location w/terms available...$165,000
Slopes A-frame atop a hill...asking only 25% down...$150,000
Slopes I...outrageous view on top of a hill...custom-built home...$325,000
Vista II house built by Morrissette for himself is gorgeous at $495,000
Vista I...across from Chair 15...brand-new 3 + loft at only $348,000. Reduced!
Slopes III...2-bd. + loft and 2-car garage on corner lot...$149,000
Sierra Vista Estates...3 + loft house near town...low down...$159,500
Aspen Springs set on 4 acres...has good terms and is very nice...$398,000
Vista II bluff house is a must-see in a great area...$495,000
Bishop Estate boasts ponds, ducks and streams on 1 + acre...$475,000
Old Mammoth...4-bd. house on the road has creek in yard...$159,500
Vista II bluff house can't be replaced...including lot value...$299,000
Slopes house built by local real estate agent has good terms...$275,000
Mammoth Camp Tract house is the best buy around...4-bd...$139,500
Knolls...4-bd. w/great assumable loans...a must-see at $199,900
Slopes immaculate new 4-bd. w/excellent finish work...$240,000
Slopes view-house features 4-bd. and family room, only $385,000
Estate-size home overlooking every direction to Crowley...$1,000,000

INCOME

Sherwin Park...5 units w/garages near town...owner financed...$329,000
Old Mammoth Rd. Duplex...w/4 garages...reduced to $189,500
Restaurant w/24 apt. units on Main Street...good terms...$1,200,000
Sierra Valley Triplex...kept up well by locals...$247,500
Davison Rd. Triplex w/3 garages...is brand new...$290,000
Sierra Valley Duplex w/2 large garages...like new...$215,000
Sierra Valley Duplex...is flexible...submit offer on $240,000
Sherwin View Park...4 garages reduced to $239,500...Terms

BUSINESS

Pine Needle Fabric Store...nice family business...$68,500
Red's Meadow Resort is one-of-a-kind of course...at $375,000
Las Montanas Restaurant...Good business and land may be available.

For Month of November. . .

State Resale Activity Reaches Top Volume

California resale housing activity increased in November 1982, reaching the highest transaction volumes of the year. Sales of existing single-family homes statewide increased 24 percent from October 1982 to an annualized rate of 271,330 units, the California Association of Realtors announced.

"On a year-to-year basis, November 1982 sales were 1.1 percent above the level recorded in November 1981, and the first time in 21 months that sales exceeded those recorded during the same period of the previous year," said A. Gordon Nicolson, 1983 CAR president. "Many of the preconditions needed for a housing recovery are now in place and further increases in sales activity are anticipated in 1983."

Prices of existing single-family homes rose 2.8 percent in November 1982, the first increase in three months, bringing the statewide median sales price of a single-family home to $112,536. On a year-to-year basis, prices have appreciated 8.2 percent. This anualized rate of appreciation was the highest this year.

"Although nominal sales prices are subject to considerable monthly fluctuation and were heavily influenced by a significant increase in the proportion of large home transactions, there are indicators suggesting that the real rate of price appreciation will run above recent experience," said Joel Singer, CAR's director of Planning, Research and Economics. "Lower interest rates signify a reduction in the implicit 'discount' involved in seller financing and the rise in market share of institutional mortgages means that

Please See Page 4

Property of the Week

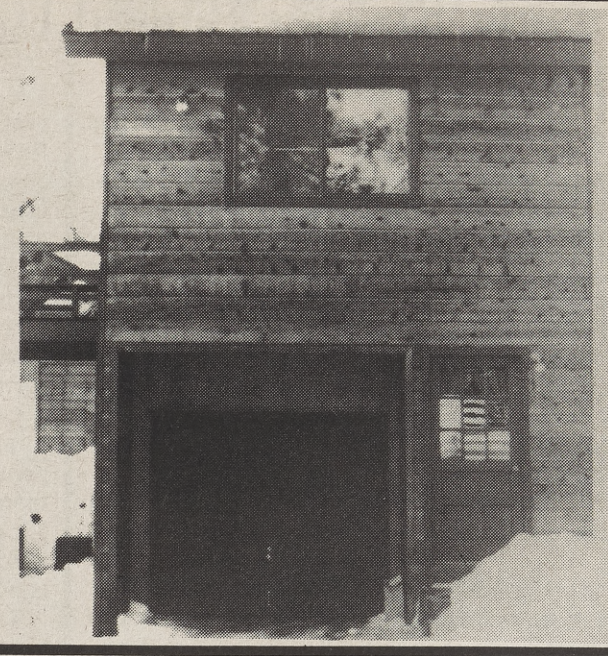
A Perfect Condominium For Local Residents

Perfect Resident's Condominium

Sierra Valley - Unit 7

A garage, large sun deck, laundry room and new code construction make this 1,000-sq. ft. two-bedroom, two-bath unit perfect for local residents. Only four years old, the project is very well located on Meridian Boulevard and Lupin Street. A heatilator fireplace, thermopane windows and a low monthly common-area fee complete the picture.

Priced at $95,000, the unit has a $60,000 loan at 12¾ percent with Bank of America. For further information on this unit, contact Ed Edwards at Mammoth Realty and Reservation Bureau toll-free at 1-800-462-5585 or locally at 934-8505.



A CAREER OPPORTUNITY . . .

Do you excell in a mature, successful and professional environment? We are looking to affiliate with proven sales agents who are self-starting and managing and who can conduct their own real estate business with a minimum of broker intervention. Our new executive offices and amenities in the Old Mammoth Mall are second to none.

For a confidential discussion of our plan for sales success, contact Christopher Martin, president, MARTIN REAL ESTATE COMPANY at 934-6851.

Conway Ranch

A Planned Recreational Community

Each phase in the 900-acre-plus development is part of a planned community concept—a reason for everything, something for everyone.

Only 350 miles north of Los Angeles and 130 miles south of Reno on U.S. 395, the Conway Ranch is a unique recreation development in the Sierra. There is a wide variety of recreational opportunities less than 25 minutes away. Winter provides downhill or cross-country skiing, ice skating and snowmobiling. Summer brings warm days for fishing, hiking, swimming, horseback riding or just spending time in the sun and fresh air. Summer also opens up Tioga Pass for access to Yosemite National Park, which is only 20 minutes away.

The Conway Ranch offers large homesites just minutes away from the established resorts of Mammoth Lakes and June Lake and cities of Bridgeport and Lee Vining.

The Conway Ranch subdivision has underground utilities, cable TV, bicycle paths, fishing streams and plans for a variety of recreational amenities. Adjacent to the subdivision, more than 15,000 acres have been allocated to Conway Ranch for hunting, fishing, horseback riding and winter sports.

Whether you desire a recreational home, future retirement or to make your home on the Conway Ranch, this development of ranch land provides you the affordable opportunity you are seeking.

From $18,000

COLDWELL BANKER (619) 934-2562

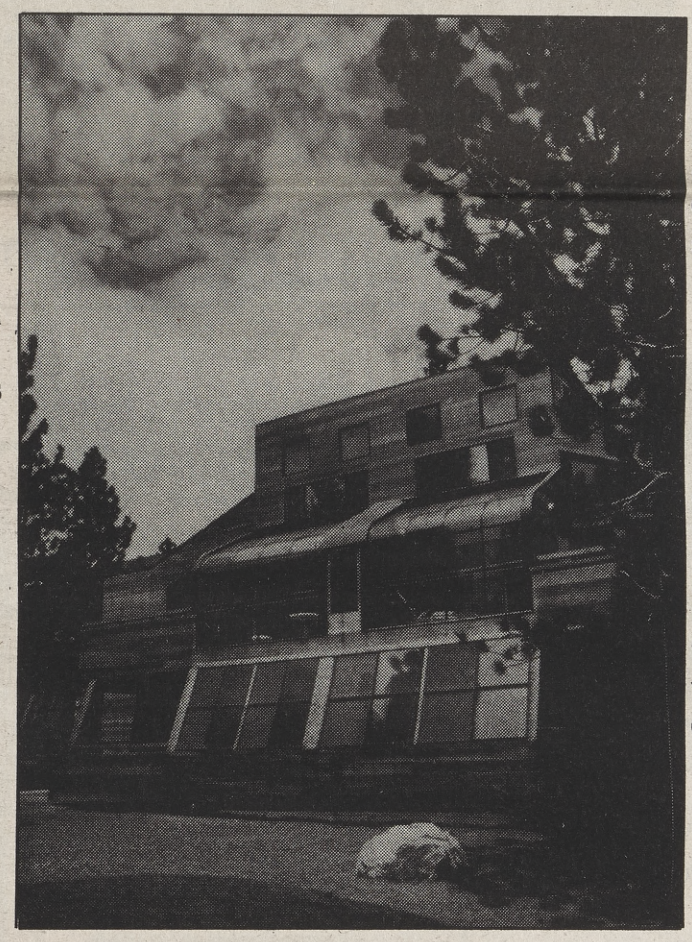
Prices From $5,500

Wildrose Timesharing at Mammoth

• Fee simple ownership in perpetuity—your lifetime vacation

•Brand new, beautiful condominiums with decorator furnishings throughout

•The complex features a covered jacuzzi area and gas barbecue grills



•Walk to many of Mammoth's top restaurants, night spots and shopping Only one block to ski area shuttle bus

• Available Interval International exchange privileges allow you to vacation throughout the top vacation spots all over the world

****Free Lift Tickets*** ****Complimentary Dinner for 2***

Call for Appointment(934-4543) or just drop in for a full Presentation and Tour

Must be 21 or older/if married, must be accompanied by spouse/Mono County residents not eligible

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Open Daily

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Or Call
Mammoth Properties
Toll Free At
1-800-462-5575

Housing Resales Picked Up for November...

Continued From Page 2

nominal prices actually understate annualized housing price appreciation."

Despite the sharp increase in transaction volumes, the median time on the market before sale for a single-family home lenghtened to 83.9 days in November 1982, up 3.7 days from October 1982. Along with the November acceleration of sales, the index of unsold inventory of single-family homes decreased from the October index of 26.3 months to 20.2 months. In November 1981, the index registered 24.3 months. The inventory index measures the number of months it would take for all currently listed homes to sell, given the existing sales volume.

The further decline in institutional mortgage interest rates in November 1982 caused the cash-to-new-loan financing category to account for 39.1 percent of the sampled transactions during the month, up from the 28.7 percent share for institutional financing recorded in October 1982.

"Although these figures point to a resurgence in institutional financing, we should bear in mind that as much as 50 percent of all the new institutional mortgages originated in November 1982 fell under FHA, VA or Cal-Vet programs," Singer said. "We still expect continued and considerable use of alternative finance techniques because of high interest rates and consumer resistance to many of the new adjustable mortgage instruments favored by institutional lenders."

Assumptions of existing first mortgages, with or without junior trust deed financing, accounted for 38 percent of the transactions in November 1982, less than the percentage of institutionally financed loans for the first time in more than a year.

Condominium sales accounted for 15.2 percent of total home sales during November 1982, down two percent from the preceding month and 1.2 percent from the preceding year. Prices of condominiums fell 5.7 percent from October 1982, but were 17.5 percent above the November 1981 price. The median price for condominiums in November 1982 was $107,540.

The median time on the market for condominiums before sale rose to 98.3 days in November 1982, up from 81.2 days in October. The index of unsold condominium units dropped to 34.7 months in November 1982 from 36.2 months in October 1982.

Phase I Begins This Summer...

New Condo Project Winterset Will Be Similar to Woodlands

Phase I of Winterset, a recently planned resort condominium project, is expected to be constructed during the summer of 1983. Thirty-three units are planned for construction this year. Another 34 units will eventually be built when Phase II gets underway.

Winterset will be located on the north side of Meridian Boulevard at the corner of Azimuth. Plans for the project are complete and approved by the county. Foundations were poured last summer.

Winterset is a joint venture of the GRM Development Corporation, Dave Harshbarger, The Stephen B. Colwell Corporation and Mammoth Properties. Ross Mather, president of GRM, remarked this week, "Winterset will be very similar to the Woodlands, which has been a very popular resort condominium project." The Woodlands is a 57-unit project located on Chateau Road. The Woodlands is largely sold out. Mather emphasized that there are a few choice units remaining, however.

Winterset, like the Woodlands, will offer four separate floor plans ranging in size from a comfortable one-bedroom/loft to a spacious three-bedroom. Amenities at Winterset will include microwave ovens, ceramic tile, natural cedar paneling, wood thermopane windows and large balconies. A swimming pool, spa and sauna round out the recreational facilities.

Those interested in Winterset or the current Woodlands project should contact their local real estate broker or call the GRM Development Corporation at 619-934-6895. Woodlands models are available for inspection daily.

Phase I of Winterset is projected for completion by October of 1983.

phase 1

forest creek village at mammoth

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MAMMOTH PROPERTIES INC.

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Great Financing Package

30-Year Fixed Rate

forest creek village at mammoth

FROM
$149,900

Choose from two
ground-level entry townhome plans:
2-bedroom, 3-bath, 1,322 square feet

COMPARE FEATURES

- Contemporary passive solar design
- Spas under green house solariums
- Spacious living rooms with adjoining balconies
- Separate full baths privately adjoining each bedroom
- Old-world decorative antique iron wood-burning fireplaces
- Atrium garden windows
- Mirrored wardrobe closets
- Separate laundry closet
- Exterior lockable storage
- Interior decorator packages
- Modern kitchens for active party goers, with:
  microwave and self-cleaning oven, food preparation center, dishwasher, trash compactor, separate bar sink, breakfast bar, and lockable owner's pantry

You'll find it secluded and private, yet,
central to skiing, entertainment and new shopping areas

Why Compromise?
Compare Forest Creek for size, value and convenience. You won't be disappointed.

For More Information Contact:
MAMMOTH PROPERTIES
Exclusive Sales Agents
Toll Free 1-800-462-5575
In Mammoth 934-6881 or 934-7551

YES! Send me more details on Forest Creek Village at Mammoth! Here's my name, address and phone number:
Post Office 424, Mammoth Lakes, CA 93546
Name _____
Address _____
City _____ Zip _____ Phone _____

CEDAR CREEK INVESTMENT COMPANY

HOMES AND TOWNHOMES

"Serious About A Mammoth Investment"?
Some Unbelievable Values!!

SIERRA VALLEY SITES I #33 A half-acre of income porperty. This centrally located parcel has an existing triplex and room for five more units. Asking price: $210,000, less than 15% cash down, seller will carry balance at 12% for 5 yr.

ST. ANTON: Large 1-bdrm. at Warming Hut II. Underground parking, nicely furnished, excellent terms with small down, asking $115,000.

BEAUTIFUL: 3-bdrm. 1¾-bath home on Old Mammoth Rd. Earth stove, oversize 2-car garage, open-beam ceiling, all appliances. Asking 161,900. Only 15,000 down, excellent terms available.

ADORABLE AND AFFORDABLE HOME: 3-bdrm. knotty pine cabin in town. Only $145,000 ($103 per sq. ft.) Good financing too!

NORDICA: 2-bdrm., 1,100-sq. ft., new cedar siding, low down possible. asking $79,900.

CEDAR CREEK INVESTMENT CO.
Rincon Center • Old Mammoth Rd.
OFFICE: 934-4561
Toll Free 800 462-5582

The Snowcreek Athletic Club has something for everybody. Shown above is the communal spa near the indoor pool. Private spas for males and females are in each locker room. Snowcreek Athletic Club also has eight championship racquetball courts.

South County Offices...

Board Wrestles with Problem

Tuesday's regular agenda for Mono Supervisors started on a rocky note as supervisors jostled to determine whether or not to hold a workshop session on the topic of opening a south county governmental center at the site of the former Mammoth Elementary School.

With careful procedural maneuvering and some tense discussion, led by Chairman Michael Jencks, Supervisor Bill Reid attempted to stall the workshop or at least limit the discussion to the building's structural defects.

Earlier, Reid had attempted to prevent the two new supervisors from evaluating a department head's performance, but that try failed on a 3-2 vote.

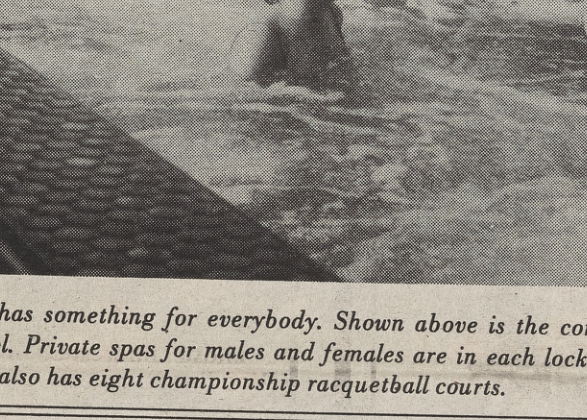
Next, Reid and Supervisor Paul Johnson tried to sandbag the workshops authorized by a 3-2 vote last week at the Jan. 4 board meeting.

The scenario was that Building Inspector Bill Frank, who had been assigned the task of coordinating the endeavor, would be out of town for the scheduled workshop on Jan. 20. He asked to have the session rescheduled.

"I'd rather take it a step at a time. I'd like to look again at the occupancy possibility of

Please See Page 9

SNOWCREEK



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(RESALE)
LOWEST PRICED UNIT
IN THE PROJECT
$119,900
MAKE YOUR OWN TERMS!
Seller will obtain bank financing or owner will carry long term note! Down payment as low as $8,000. View of Mammoth Mt. and Sherwin Bowl!

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Please send me your color brochure on Mammoth's best property values for 1983.

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City _____
State _____
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Come to Interläken

Model Homes Open Daily 9:30 - 5.

The June Lake Loop, historically famous as a resort for all seasons now has luxurious accommodations for the family of all seasons.

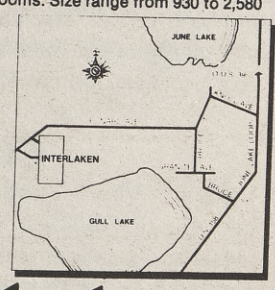
Step into the most pratical, elegant, beautiful condominiums in the Eastern Sierra.

Nestled on the shore of Gull Lake, beneath the majestic Sierra mountain peaks of June Mountain, San Joaquin and Carson Peak, the Interlaken condominium complex compliments this Alpine setting with its carefully detailed Tyrolian Swiss architecture...natural wood siding, white stucco, wide over-hangs, finely hand-crafted balconies, hand-sawn corbels and beautiful rafters inside and out. Walk into the living areas. The dramatic alpine view from each of the 38 condominiums is breathtaking...privacy and space...infinite attention to detail...luxurious interiors designed for pratical living...casual luxury at its best.

Two championship tennis courts with a gallery and three spas are located for easy, convenient access.

The Interlaken condominium complex, named for the famous Swiss resort which also lies between two lakes, offers a variety of sizes to suit every living style and need...studio one, two and three bedrooms. Size range from 930 to 2,580 square feet.

Fabulous views overlooking Gull Lake
Interest Rates Are Down!
Payment rate starts at 8.2%*
12-25% down, 30-year loan
No prepayment penalty.
Prices start at $135,000
***adjustable rate mortgage.**
Call sales office or specific details.



Interläken

Interläken

For additional information call or visit our sales office
Hayward Development Co.: (714) 648-7977 or (714) 648-7733

QUAD Readies for Questionnaire Program

QUAD Consultants, now in the process of updating the master plan for the Mammoth Lakes area, will be conducting an extensive research program on Jan. 20 and again on Jan. 22. All residents and visitors are urged to participate.

The purpose of the survey is to provide adequate baseline data prior to updating the long-range master plan for America's largest single ski resort.

Approximately 7,000 residences will be covered in Mammoth Lakes and another 700 in the June Lake area.

QUAD's plan is to put questionnaires on the door knobs of all Mammoth and June Lake houses, condos and lodges. The questionnaire will be distributed on Jan. 19 and 21. Permanent residents and visitors must complete the questionnaires on Jan. 20 and again on Jan. 22. They will be picked up one day later after being placed back on door knobs. Locals must fill out the questionnaires on both days.

The survey is designed to develop data on occupancy rates, transportation modes, recreational activities and the ratio of skiers to visitors. Teri Jamin, planning director for Mono County, remarked last week that the data received is critical to the general plan revisions. QUAD Consultants and the planning department hope to get a high response—perhaps as much as 50 percent.

Cars will also be stopped as they come and go from the communities of Mammoth and June Lake. Those that have not filled out questionnaires will be asked to do so. Survey representatives will also be passing out questionnaires at the ski area on Jan. 20 and 22.

Another research project is scheduled over the Washington-Lincoln's birthday holidays, according to Jamin. Specifics on this program will be released shortly. Both June and Mammoth Lakes will be covered.

The Mono Planning Department stresses that it is important for residents and visitors alike to take a few minutes of their time to fill out the questionnaires.

The Snowcreek Athletic Club is a great place to sit around and relax and socialize. The Club is located on Old Mammoth Road.

Real Estate

by Bruce Arnold
Mammoth Properties

Avoid Financial Headaches

Thinking about selling your cabin or condo on your own? If so, you should commence on a cram course in financing. How much money will you want down? How will you determine the prospect's credit history? Will you accept a second mortgage? Have you been in close contact with financial institutions? Can you advise a prospect where to get mortgage funds and who will pay what closing costs?

On the other hand, realtors know that many sales are lost strictly for want of proper financing. They also know the intricate methods and sources of financing.

Honestly, the best way for you to market your property—probably your most valuable asset—is the professional way. Just as you would go to a doctor for medical aid, you should go to a realtor for assistance in selling your home. It must make financial sense. Over 75 percent of all home sales are handled by people in the profession.

For more information, call Bruce Arnold, the real estate specialist, at Mammoth Properties, 934-6881 or call him Toll Free at 1-800-462-5575.

MAMMOTH REAL ESTATE CO. INC.

IN THE GATEWAY CENTER

CONDOS

1,800 sq. ft. of luxury next to Warming Hut II. Beautiful south facing, 3-bedroom + loft, 3-bath Mountainback unit. Walk to the lifts or use the shuttle bus which stops in front of your building. Super view of Sherwin Range and the Lakes Basin. Call for appointment to see today!

HOUSES

Why rent when you can own? Forest serenity can be yours with this adorable one-bedroom, one-bath cabin. The cabin sits on a corner lot with plenty of sunshine and easy access. This won't last long at $89,500

LOTS

Vista III. View! View! View! And destined to become the Bel Air of Mammoth. Incredible views and location near Chair 15 create a unique combination for the discriminating home owner in Mammoth's last residential subdivision.

934-6813

Models Now Open!

Mammoth's Best Value!

Ski To And From Your Unit

Ski Run Villas

AT MAMMOTH

Mammoth's Truly Custom Condominiums

Ski Run Villas at Mammoth is a prestigious development of luxury three-bedroom, three-bath townhomes. Ski to Chair 15 and return directly to your unit from the mountain through adjoining parkland. These spacious units of contemporary architectural design provide an aesthetically appealing addition to an established neighborhood and bordering forest. Interiors with cedar paneling accented by lofted ceilings provide the ultimate in comfort and efficiency for both everyday living and entertainment of guests.

- 11 three-bedroom, three-bath, den/bonus room units.
- Large two-car garage with automatic openers.
- Separate entrances, no common hallways.
- Individual balconies with splendid views.
- Whirlpool tub in the master bedroom.
- Complete drain-down system.
- Laundry room in each unit.
- Forced-air gas heating & fully insulated construction.
- Quality wood thermopane windows and sliding door.
- Heavy gauge metal shed roofs.
- Preway energy-mizer fireplace.
- Cul-de-sac location, away from traffic, near slopes.
- Microwave oven, dishwasher, trash compactor.
- Self-cleaning oven.
- Ceramic tile, oak bar top, oak kitchen floor.
- Beautiful landscaping.
- Circulating fan, Trac Lighting, cedar paneling.
- Tile entry and carpeting throughout rest of unit.
- Utility storage room on deck, equipped for sauna.

For further information, Contact
Sanders - Nelson and Associates
(619) 934-2557
or Come by our new offices on Old Mammoth Road

Home Sales Should Increase During 1983

Realtor Association Is Predicting 29 Percent Increase

Because of the sharp decline in mortgage interest rates since July, sales of existing homes should increase about 29 percent in California during 1983 to 299,000 units, according to the California Association of Realtors.

"After coming through one of the worst years ever for home resales, the necessary preconditions for a recovery have now developed," said Seb Sterpa, president of the realtor association. "The decline in mortgage interest rates and the projected expansion in credit availability are pointing to a moderate recovery in 1983."

Activity in the California resale market should reach annual rates averaging 285,000 units in the first quarter of 1983, an increase of 12.6 percent from the estimated 1982 fourth-quarter rate of 253,000 units. Resales should continue to strengthen to an annual rate of 310,000 in the second quarter and 320,000 units in the third. However, since interest rates are expected to be higher later in 1983, the fourth-quarter annualized average is expected to reach only 285,000 units, according to CAR's planning, research and economics division.

A similar recovery in new construction activity is expected for California in 1983. The constraining forces on this sector of the housing market will be the need to liquidate unsold inventories in combination with ongoing affordability problems. Given these problems, the association is forecasting only a weak recovery in the new housing market, with California lagging behind the nation as a whole. New construction activity, as measured in permits issued, should increase roughly 30 percent in California to 104,000 units.

Although home prices have lagged behind inflation over the past two years, the association anticipates a reversal of this pattern over the next year. The projected reduction in seller concessionary financing means that nominal prices will actually understate annualized housing price appreciation. In 1983, home prices should increase only nominally in the 3 percent to 6 percent range.

"We are happy to see the signs of a moderate housing recovery in 1983, but are disappointed that the forecase is weaker for California than for the rest of the country," Sterpa said. "Strong economic growth here depends on a strong and growing housing market to accommodate an increasingly larger work force."

Bridgeport Ranger District Announces Area Closures

The Bridgeport Ranger District of the Toiyabe National Forest recently announced that woodcutting areas have been closed for the winter, effective January 1, 1983. No valid woodcutting permits presently exist in that district. Therefore, individuals found cutting wood in any of the closed areas will be subject to fines and/or imprisonment.

In order to prevent damage to roads in these areas, new permits will not be available until April 1, 1983, weather permitting.

All questions regarding the wood program can be directed to the Bridgeport Ranger Station at 932-7070.

Planning Commission Will Discuss Use Permits Jan. 13

The Mono County Planning Commission meets will meet Thursday, Jan. 13 at 10:30 a.m. in Bridgeport. On the agenda is a use permit applicaiton for 61 units in Mammoth Lakes, to be located at the northwest corner of Old Mammoth and Minaret roads. The site is comprised of five acres.

A use permit for a 46-unit project in June Lake is also on the agenda. The project is to be located in the west village area of June Lake and will be situated on a five-acre parcel.

Other important items to be considered include a subdivision of lots in Sunny Slopes, requests for extension of several tentative tract maps, and a request for map approval on 106 residential lots on Crowley Lake Drive.

MAMMOTH SLOPES

FORECLOSURE!

Lender says sell under appraised value. Beautiful 2-bedroom, plus loft, 3-bath chalet with sauna and spa. Close to Warming Hut II and town. Asking price reduced to $230,000 with low down to qualified buyer. Broker cooperation welcomed.

RON BARTLETT

(619) 934-6845 OR 934-7555

U.S. POSTAL SERVICE
NOW TAKING BIDS FOR
NEEDED LAND
AND/OR
BUILDING

In Mammoth Lakes, CA.

Stated size desired is approx. 235 ft. by 335 ft. or 79,000 sq. ft. or an existing building of approx. 13,814 sq. ft. on a suitable site. **Preferred Area:** On Hwy. 203, bounded on the west by Sierra Blvd., and on the east by the U.S. Forest Service Visitor Center, or the near vicinity. A representative of the U.S. Postal Service will be at the Main Post Office, Hwy. 203, Mammoth Lakes, CA on January 24, 1983 from 1 p.m. to 3 p.m. to answer questions and to receive offers. Information packages may be obtained at The Main Post Office, Hwy. 203, Mammoth Lakes, CA 93546.

For Additional Details, Call or Write: Mr. Sam Fraser, Sr. Real Estate Representative, U.S. Postal Service Real Estate Division WE330, San Bruno, CA 94099. Phone: (415) 876-9356. Mailed offers to sell should be received at the above address by Jan. 17, 1983.

SANDERS-NELSON AND ASSOCIATES

—A Real Estate Corporation—

Winters Warmth

Is radiated when you enter this beautiful 3-bd./den/2-bath home located in the prestigious Mammoth Knolls area. Built with practicality in mind the home features—a mud room entry, a south facility floorplan, two wood-burning stoves (one up and one down), a metal roof, and a large 1-car garage. These items all make mountain living more enjoyable. The property backs to Forest Service land for that "private park" atmosphere. Experience Mammoth Living at its best. Call today to see. Listed at $215,000 with 19K down. Assume existing loans.

View At The Villa

Well planned 2-bd., 2¼-bath, 2-story furnished unit located at Villa de los Pinos, in the center of town for easy access to shopping and restaurants. A spectacular southern view of the Sherwins and the project offers tennis & swimming at your door step. Listed 29,000 dollars below last comparable sale at a price of $125,000. The owner will carry paper. "Submit".

Meadow "View" Ridge

Beautiful 2-bd., loft, 3-bath unit. Located near Warming Hut II for easy access to the mountain. The ammenities are: underground parking, spa, sauna, indoor ski lockers, indoor access to units and a great southern view from Crowley to Mammoth Mountain. The owner is offering a unique leverage situation with only $7,500 down, assume the 1st T.D. Owner will carry balance at good effective rate. No reasonable offer will be "refused". Submit. Listed at $189,900.

Also:
Exclusive Agents of *Ski Run Villas*
AT MAMMOTH

Starting at $219,000
3-bedroom + loft, 2½-bath, 1960 square feet plus garage. Ski to and from your unit. Model Open Daily from 10-5.

Call us today! Come by and see our new office!

(619) 934-2557

Legals Legals Legals

NOTICE OF
OPENING OF BID
MAMMOTH UNIFIED SCHOOL DISTRICT

The Mammoth Unified School District is asking for quotations on its 1983 Insurance Program. Anyone interested in submitting a quotation should contact the Superintendent's Office located at Mammoth High School, Meridian Blvd. and Sierra Park Rd., Box 1320, Mammoth Lakes, CA 93546. Phone (619) 934-6802.

SIGNED: Thomas E. Henry
Superintendent
(LDR: Dec.9,16 Jan. 6,13 6096)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Mammoth Structural Construction Corps., P.O. Box 8656, Mammoth Lakes, CA 93546.
Donald W. Schmidt
P.O. Box 8656
Mammoth Lakes, CA 93546

Robert and Kathleen Harrington
P.O. Box 8656
Mammoth Lakes, CA 93546

This business is conducted by a general partnership.
SIGNED: Kathleen L. Harrington
This statement was filed with the County Clerk of Mono County on Dec. 14, 1982.
(LDR: Dec. 30 Jan. 6,13,20 6103)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Baskin-Robbins Ice Cream, Hwy. 203, Mammoth Lakes, CA 93546.
Larry E. Renner
P.O. Box 925
Mammoth Lakes, CA 93546

This business is conducted by an individual.
SIGNED: Larry E. Renner
This statement was filed with the County Clerk of Mono County on Dec. 16, 1982.
(LDR: Dec. 30 Jan. 6,13,20 6104)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Shakey's Pizza Parlor, Hwy. 203, Mammoth Lakes, CA 93546.
Larry E. Renner
P.O. Box 925
Mammoth Lakes, CA 93546

This business is conducted by an individual.
SIGNED: Larry E. Renner
This statement was filed with the County Clerk of Mono County on Dec. 16, 1982.
(LDR: Dec. 30 Jan. 6,13,20 6105)

NOTICE OF VACANCY

NOTICE IS HEREBY GIVEN by the Board of Supervisors, County of Mono, that a vacancy currently exists on the Mono County Housing authority. Interested persons should contact Teri Jamin, Planning Director, P.O. Box 8, Bridgeport, CA 93517 or phone 619-932-7911, ext. 218.
SIGNED: Wm. M. Reid, Vice-Chairman
Mono County Board of Supervisors
ATTEST: Marjorie E. Peigne
Clerk to the Board
(LDR: Dec. 30 Jan. 6,13 6110)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Nash Brown Associates, P.O. Box 8215, Old Mammoth Mall, Suite 202, Mammoth Lakes, CA 93546.
Nash A. Brown, Jr.
Route, 1, Box 156
Bakersfield, CA 93308

This business is conducted by a corporation.
SIGNED: Nash Brown Associates Architects, Inc.
BY: Nash A. Brown, Jr., President.
This statement was filed with the County Clerk of Mono County on Dec. 7, 1982.
(LDR: Jan. 6,13,20,27 7004)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Mammoth Enterprises, 470001 Main Street, Mammoth Lakes, CA 93546.
John C. Knadler
P.O. Box 356
Mammoth Lakes, CA 93546

Donald W. Ekberg
30802 Ganado Dr.
Palos Verdes, CA 90274

This business is conducted by a general partnership.
SIGNED: John C. Knadler
This statement was filed with the County Clerk of Mono County on Dec. 14, 1982.
(LDR: Jan. 6,13,20,27 7005)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Sierra Bright Dot, P.O. Box 9013, Lot 4, Mammoth Lakes, CA 93546.
Fred A. Rowe
P.O. Box 9013
Mammoth Lakes, CA 93546

Don A. Rowe
16706 Citronia St.
Sepulveda, CA 91343

This business is conducted by a general partnership.
SIGNED: Fred A. Rowe
This statement was filed with the County Clerk of Mono County on Jan. 5, 1983.
(LDR: Jan. 13,20,27 Feb. 3 7006)

FICTITIOUS BUSINESS
NAME STATEMENT

The following persons are doing business as: Mammoth Lakes Resort Properties, Inc., 460436 Old Mammoth Rd., P.O. Box 245, Mammoth Lakes, CA 93546.
Mammoth Lakes Resort Properties, Inc.
P.O. Box 245
Mammoth Lakes, CA 93546

This business is conducted by a corporation.
SIGNED: Gloria Gasperov, Sec.
This statement was filed with the County Clerk of Mono County on Jan. 6, 1983.
(LDR: Jan. 13,20,27 Feb. 3 7007)

MAMMOTH UNIFIED SCHOOL DISTRICT
NOTICE OF
SPECIAL BOARD MEETING

YOU ARE HEREBY GIVEN NOTICE THAT, pursuant to the order of the majority of the members of the Board of Trustees of the Mammoth Unified School District of Mono County, CA, a Special Meeting of said board will be held on Wednesday, January 19, 1983, at 7:30 p.m., in the Library of Mammoth High School. The meeting is to be held for the purpose of A.) Public Hearing Re: Building Projects.
SIGNED: Thomas E. Henry, Secretary
Board of Trustees
(LDR: Jan. 13, 1983 7009)

MAMMOTH LAKES FIRE
PROTECTION DISTRICT
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Mammoth Lakes Fire Protection District of Mono County, CA, will conduct Public Hearing No. 2, Wednesday, January 26, 1983, 8 p.m. at the Mammoth Lakes Fire Station on Hwy. 203 in Mammoth Lakes, to adopt an ordinance amending Ordinance No. 82-02 regarding the '82 Uniform Fire Code. Said ordinance will address the matter of establishing roof covering standards (Section 7) for inclusion to Ordinance No. 82-02.
ATTEST:
Bridgett A. Williamson
Recording Clerk
Board of Fire Commissioners
Mammoth Lakes Fire Protection District
(LDR: Jan. 13, 1983 7010)

NOTICE OF CHANGE OF
MEETING DATE AND TIME

The regular monthly meeting of the Mono County Aviation Advisory Committee, scheduled for January 12, 1983 at 2 p.m., has been rescheduled for Wednesday, January 26, 1983, at 2 p.m.
SIGNED: Ruby L. Benedict
Dputy Executive Director
Mono County Transportation Commission
(LDR: Jan. 13,20, 1983 7011)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will conduct a public hearing on Wednesday, January 19, 1983 at the hour of 7 p.m. in the Mammoth Lakes Community Center to consider the adoption of a resolution establishing interim standards for approval of projects in Mammoth pending the MonoPlan Update.
SIGNED: Michael R. Jencks, Chairman
Mono County Board of Supervisors
ATTEST:
Nancy Wells
Deputy Clerk to the Board
(LDR: Jan. 13, 1983 7012)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct a public hearing on Tuesday, January 18, 1983 at the hour of 11 a.m. in the county courthouse, Bridgeport, CA to consider Tract Map 37-32 Time Extension Requested by Mann/Mammoth Lakes.
SIGNED: Wm. M. Reid, Vice-Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7013)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct a public hearing on Tuesday, January 18, 1983 at the hour of 11:15 a.m. in the county courthouse, Bridgeport, CA to consider Tract Map 37-26 Time Extension Request by Dempsey Construction.
SIGNED: Wm. M. Reid, Vice-Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7014)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct a public hearing on Tuesday, January 18, 1983 at the hour of 11:30 a.m. in the county courthouse, Bridgeport, CA to consider Tract Map 37-27 Time Extension Request on Pinion Ranch.
SIGNED: Wm. M. Reid, Vice-Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7015)

NOTICE OF
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct the following Special Meeting for a workshop, in the board chambers, County Courthouse, Monday, January 17, 1983 at the hour of 9 a.m. to consider the following items: 1) Rules and Procedures of the Board of Supervisors; 2) Administration Officer; 3) Commissions and Board.
SIGNED: Michael R. Jencks, Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7016)

NOTICE OF
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct the following Special Meeting for a workshop, in the board chambers, County Courthouse, Thursday, January 20, 1983 at the hour of 9 a.m. to consider the following items: 1) Credit Card Usage & Travel Reimbursement; 2) South County Government Center; 3) Board of Supervisor Expenses
SIGNED: Michael R. Jencks, Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7017)

NOTICE OF
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors, County of Mono, will conduct the following Special Meeting in the Mammoth Community Center, Mammoth Lakes, CA on Wednesday, January 19, 1983 at the hour of 7 p.m. for the purpose of conditioning a public hearing to consider the proposed resolution relating to interm standards for projects in Mammoth Lakes.
SIGNED: Michael R. Jencks, Chairman
Mono County Board of Supervisors
ATTEST:
Marjorie E. Peigne
Clerk to the Board
(LDR: Jan. 13, 1983 7018)

NOTICE OF DETERMINATION
ENVIRONMENTAL EVALUATION

NOTICE IS HEREBY GIVEN THAT the Director has completed the Environmental Assessment on the following projects and has determined that they are not categorically exempt, that said projects will not have a significant effect upon the environment, and a Negative Declaration has been prepared for each and is on file in the Mono County Planning Department, Courthouse Annex I, Bridgeport, CA.
11:45 AM—GRADING PERMIT for earthwork to be performed at the Mammoth Hospital on APN 35-010-07, located on the east side of Sierra Park Rd., Mammoth Lakes. Zone: GP. (General Purpose)
11:15 AM—REQUEST FOR MAP EXTENSION: TENTATIVE TRACT MAP 37-27/PINION RANCH. The development of 41 two-acre single-family lots, located approximately ½ mile southeast of the Hilltop Estates, in Swall Meadows.
Said determinations have been transmitted to the Mono County Planning Commission to be reviewed on Jan. 26, 1983, at the times indicated in the Mammoth Lakes Community Center, at which time public comments may be submitted.
MONO COUNTY PLANNING COMMISSION
Teri S. Jamin, Exec. Secretary
(LDR: Jan. 13, 1983 7019)

NOTICE OF DETERMINATION
EIR REQUIRED

NOTICE IS HEREBY GIVEN THAT the Director has completed the Environmental Assessment on the following projects and has determined that they are not categorically exempt, and that said projects may have a significant effect upon the environment, and that an Environmental Impact Report shall be required.
11:00 AM—TENTATIVE TRACT MAP 36-153 & USE PERMIT APPLICATION 36-82-70/SENIOR CORP. is for the construction of a 122-unit condo project on APN 32-010-02, located on the west side of the intersection of Meridian Blvd. and Majestic Pines Drive, part of the "Juniper Ridge" project.
11:30 AM—TENTATIVE TRACT MAP 36-152 & USE PERMIT APPLICATION 36-82-68/ROSS for the construction of 38 condo units on APN 33-170-03, a 2.54-acre site located on the west side of Joaquin Rd. between Dorrance Dr. and Meridian Blvd., Mammoth Lakes. Zone: R-3 (Multiple Family Residential)
Said determinations have been transmitted to the Mono County Planning Commission to be reviewed on Jan. 26, 1983, at the times indicated in the Mammoth Lakes Community Center, Mammoth Lakes, at which time public comments may be submitted.
MONO COUNTY PLANNING COMMISSION
Teri S. Jamin, Exec. Secretary
(LDR: Jan. 13, 1983 7020)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT on the 26th day of January, 1983, beginning at the times indicated and continuing until finished, in the Mammoth Lakes Community Center, the Mono County Planning Commission will hear applications for the following:
1:30 PM—LONG VALLEY AREA GENERAL PLAN. Review of recommendations from the task force for revisions to the current plan, including: preparation of performance standards for commercial and residential projects; mobilehome park designations; flag lots.
All persons having an interest in the lands subject to the aforementioned application, or in any lands within 300 feet of the exterior boundaries therefore, may appear before the Planning Commission either in person, or represented by counsel, and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto.
MONO COUNTY PLANNING COMMISSION
Teri S. Jamin, Exec. Secretary
(LDR: Jan. 13, 1983 7021)

SUPERIOR COURT
OF CALIFORNIA
COUNTY OF MONO

No. 1203

NOTICE OF DEATH OF
DAVID CROCKETT MATTHEWS
AND PETITION TO ADMINISTER ESTATE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may be otherwise interested in the will or estate of DAVID CROCKETT MATTHEWS.
A petition has been filed by NANCY S. MATTHEWS.
The petition requests authority to administer the estate under the Independent Administration of Estates Act.
A hearing on the petition will be held on February 18, 1983 at 9:30 AM in Department 1, located at Courthouse, Main Street, Bridgeport, CA.
IF YOU OBJECT to the granting of the petition, you should either appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court or present it to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Section 700 of the California Probate Code. The time for filing claims will not expire prior to four months from the date of the hearing noticed above.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file a request with the court to receive special notice of the filing of the inventory of estate assets and of the petitions, accounts and reports described in California Probate Code Section 1200.5
SIGNED: Michael A. Ross
Attorney for Petitioner
(LDR: Jan. 13,20,27, 1983 7022)

MAMMOTH UNIFIED SCHOOL DISTRICT
PUBLIC HEARING

A Public Hearing on the building projects is scheduled for Thursday, Jan. 20, 1983 at 7:30 p.m., Mammoth High School Library.
All concerned parents in the Mammoth and Long Valley areas are encouraged to attend this important meeting on the status of the two elementary schools.
SIGNED: Thomas E. Henry
Superintendent of Schools
(LDR: Jan. 13, 1983 7008)

STATE OF CALIFORNIA
ENERGY RESOURCES CONSERVATION
AND DEVELOPMENT COMMISSION

In the Matter of:

Docket No. 82-DSA-1

Mono County's Petition For
Delegated Siting Authority
NOTICE OF HEARING

On November 22, 1982, the County of Mono filed a Petition for Delegated Geothermal Power Plant Siting Authority pursuant to Public Resources Code Section 25540.5 and Title 20, California Administrative Code Sections 1860 through 1870. At the December 29, 1982 Business Meeting, the Commission accepted Mono County's Petition and authorized the NOI/AFC Policy and Procedures Committee to convene the hearings to review the Petition. (Copies of the Petition are available from Gary Walker, CEC Project Manager, (916) 324-3211. CEC staff's evaluation of the County's Petition will be available no later than January 7, 1983.)
At the conclusion of these hearings, the Commission has thirty days to issue a decision. The decision must include findings on the compatability of Commission and County policies pertinent to geothermal energy development, and on the county's technical and financial ability to carry out the responsibilities which may be delegated by the Commission.
Under Section 1866, the county counsel is responsible for ensuring the preparation of a record adequate to support all required findings and conclusions.
The hearings will be held as follows:
MONDAY, JANUARY 10, 1983
beginning at 10 a.m.
California Energy Commission
First Floor Hearing Room
1516 Ninth Street
Sacramento, CA
FRIDAY, JANUARY 21, 1983
beginning at 10 a.m.
Mono County Courthouse Board Room
Main Street
Bridgeport, CA 93517

SCOPE OF HEARINGS

It is the policy of the California Energy Commission (CEC) to delegate its geothermal power plant siting authority to county governments which have demonstrated a capability to expenditiously process applications for geothermal power plants and/or geothermal field development projects, provided, however, that such county governments have formally adopted policies which are consistent with adopted policies of the Commission with respect to the development of geothermal resources for the generation of electrical energy.
The purpose of delegation is to maximize local control, consistent with the state's interests in a reliable supply of electrical energy and environmental maintenance over development projects whose impacts are peculiarly local.
The hearings will include presentations from the County of Mono, the CEC staff, the Governor's Office of Planning and Research and any other interested party (such parties should contact the Public Adviser's Office). The county's Petition and CEC staff analysis will be major documents used during these hearings. Any interested party may attend these hearings to testify or submit comments. Procedural information is available from Ernesto Perez, Acting Public Adviser, 1516 Ninth Street, MS 12, Sacramento, CA 95814, or by calling toll free (800) 822-6228 or (916) 324-3009.
DATED: December 30, 1982
SIGNED: Russell L. Schweickart, Chairman
(LDR: Jan. 13,20, 1983 W04199)

Continued From Page 11

Board, presiding. Supervisors Michael R. Jencks and Paul F. Johnson sat as other members of the Board to hear the appeal filed by Charles G. Ogulnik, Attorney for Arthur Boeing, Grievant. At the request of attorney for grievant, the hearing was conducted as an open hearing.
STAFF PRESENT: Neil B. Van Winkle, County Counsel/Admin. Asst.; Martin A. Strelneck, Jr., Sheriff/Coroner; S.L. "Bud" Mann, Undersheriff. The following individuals were sworn in during the proceedings by Deputy Board clerk Nancy Wells and testified: Sgt. Jack Reneau, Deputy Arthur Boeing, Undersheriff Mann, Sheriff Strelneck, Lt. Allan L. Tronaas. Exhibits entered into evidence: Grievant's Exhibit A—the entire Personnel Appeals Board Hearing packet, Case No. 82-3, Dec. 14, 1982. Grievant's Exhibit B—County of Mono, Report of Performance Evaluation of Arthur Boeing, dated 11/30/82. Closing Statement by Mr. Ogulnik—asking that Deputy Boeing be retransferred forthwith to his position as resident deputy in the Coleville-Walker district and that the entire packet regarding this matter be removed from his personnel packet. Closing remarks by County Counsel, Supervisor Johnson, Supervisor Jencks and Chairman E.L. Maner. Following recesses taken: 4:07 to 4:14 p.m.; 5:08 to 5:14 p.m. Closed session from 5:37 to 5:52 p.m. for the Personnel Appeals Board to confer in private about the matter. Chairman Maner announced that a majority and dissenting opinion had been reached. That Supervisors Jencks and Johnson would meet

Please See Page 9

For Sale

Only $15,000 Down

Incredible Mammoth Home

3-bedroom, 2-bath, Earth stove, oversize 2-car garage, wood paneling, open beam ceiling, refrigerator stove, washer/dryer.

Excellent Financing
$162,500
Call 934-2057

DAVID BOE
of

OFFERS THESE EXCITING REAL ESTATE OPPORTUNITIES:

CROWLEY LAKE: New 3-bd./2-ba. custom home reduced to $159,000. Incredible views, priced to sell, only 10 minute drive to Mammoth.
SNOWCREEK: Absolutely the lowest-priced, 1-bd. condo available in this project. Fantastic view, nicely furnished, and good financing.
SUMMIT: 1-bd. condos located in the buildings closest to Chair 15. Furnished, from $115,000.
MOUNTAIN SHADOWS: 1-bd. loft/2-ba. condo that sleeps 8 people easily. Reduced to $122,500.
MAMMOTH KNOLLS: 4-bd./3-full-ba. solar assisted home in one of Mammoth's finest neighborhoods. Priced below comparable homes at $197,500 with $129,000 of assumable loans at 12.4%.
MOUNTAINBACK: 2 loft/3-ba. condo reduced to $245,000. Lender will refinance at 13 5/8% for 30 years. Priced below similar units.
BUSINESS OPPORTUNITY: Own your own established cabinet shop with tools for $27,500.

INCOME PROPERTY

DUPLEX with 5 garages, only $189,500.
TRIPLEX for $237,500—Low down, good assumable loan—trades possible.

For Details Contact
DAVID BOE
(619) 934-4501 bus. or 934-6459 res.

Appeal of Geothermal Leasing Denied

Mono County's appeal of geothermal leasing of 55,000 acres by the Forest Service was denied by Max Peterson, Chief of the Forest Service.

Peterson's letter to the county states, "Your arguments do not convince us that the Regional Forester's decision was made without proper analysis."

The county, in a letter written by Planning Director Teri Jamin, IMAGE Director Randy Pestor, and County Counsel Neil Van Winkle, contained many different points of appeal.

The Forest Service argued that the agency must determine if geothermal activities, in general, can be compatible with other important National Forest purposes. An environmental analysis is used to make that determination. An Environmental Impact Statement would be required by the Forest Service only if the specific action taken were a major federal action affecting the quality of the human environment.

The county, in its appeal, had argued that leasing of 55,000 acres of federal lands for geothermal drilling would in fact affect the quality of the human environment. The county's appeal claimed that there was not enough analysis of the potential impacts of geothermal development.

Mono County argued that once the leasing process is started, it would be more difficult to deny a lease. The Forest Service claimed that the Mammoth area Forest Service master plan provided for consent to extensive leasing in a geothermal management zone. However, some of the parcels to be leased are on the west side of US 395, which was not in the Forest Service master plan.

The Mono Lake Committee had objected to the leasing on the grounds that adequate fresh water would not be available for use of the giant electricity plants that would generate electricity from hot geothermal brine.

Because of an appeal filed by the Sierra Club, the Regional Forester was directed to withold consent to leasing of any Rare II nonwilderness lands slated for further study or the subject of court action.

If and when the county acquires the authority to site major geothermal power plants over 50 megawatts, the disagreement may take another track. Then the issue of whether the county has the right to site plants on federal lands must be hammered out. The Forest Service claims the county has no authority over federal lands. The county maintains all lands within the county would fall under that new authority.

The board referred the Forester's letter rejecting the county's appeal to county counsel. Board Chairman Michael Jencks suggested that he would like to know the status of other appeals on the subject. He also asked for a recommendation from staff on the county's alternatives now that the chief of the Forest Service has rejected the county's appeal.

Retails Taxable Sales Down 0.7 Percent for Second Quarter of '82

Retail taxable sales for Mono County were down 0.7 percent for the second quarter of 1982, according to the State Board of Equalization. The sales were up 26 percent for the first quarter of 1982 compared to the same period in 1981.

Statewide retail sales were down 1.9 percent for the second quarter. Forty-six of California's 58 counties were down more than Mono. Only 12 were in the plus column. Neighboring Inyo County was down 2.8 percent for the quarter. El Dorado County was off 17 percent; Tuolumne County logged a 9.4 decline; Mariposa was down 4.8 percent; and Nevada County was down 9.3 percent. Compared to the other Sierra counties, Mono fared fairly well, despite a recessionary economy and volcano scare.

Statewide sales subject to sales tax totaled $38.5 billion for the spring quarter. Althought the gross sales figure was down only 1.9 percent, the decline was actually 9.9 percent when inflation was considered.

Weekend Programs at Ranger Station's Visitor Station Are Open to Public

The Mammoth Ranger Station will continue to offer winter interpretive programs at the visitor center on Hwy. 203 in Mammoth Lakes. Everyone is welcome to these fun and free activities designed to highlight the recreational opportunities and natural resources on our public lands.

"Mountain Monarchs of the Inyo" will be shown Friday, Jan. 14 at 7:30 p.m. in the visitor center auditorium. This fascinating slide show illustrates the life history and habitat of the bighorn sheep which inhabit the high mountains and remote desert slopes of the Inyo National Forest.

Saturday morning, Jan. 15, at 10 a.m. a naturalist will assist in exploring the winter world on cross-country skis. A car pool will form at the visitor center and transport participants to a place where conditions are right. Bring warm clothing, water and a snack. The tour will last about three hours.

"Mammoth Mountain Ski Adventures" and "Powder Above 10,000 Feet," two popular Warren Miller films, will be shown Saturday evening at 7:30 in the visitor center auditorium. Even persons who do not ski will enjoy these exciting movies.

For additional information, contact the Mammoth Ranger station at 934-2505 or obtain 24-hour recorded information at 934-6611.

Saga of Affordable Housing Continues in Mono

The saga of the need for affordable housing goes on in Mono County. The distrust of the neighbors for that kind of housing came up again at the board of supervisors meeting in Bridgeport Tuesday.

But this time the scenario was somewhat different. Two of the supervisors identified site problems with a parcel of land that required a district zoning amendment if it were to fulfill a mitigation measure required by the county for Terry Lynn, developer of the Helios project.

Asking for a rezoning of a small parcel in Old Mammoth was Dean Isaacs on behalf of Lynn.

Lynn, owner of the 10-unit Helios project, was required by the county to maintain affordable housing stock when he tore down seven apartments to construct a new 15-unit condominium project.

To fulfill the mitigation requirements, Lynn purchased land in Old Mammoth which was zoned R-3. He planned to put seven units of affordable housing on it instead of the normal four that the present zoning would allow. Records showed that escrow closed in September 1982.

In order to do this, the owners needed a variance in zoning.

The request for a district zoning variance was postponed for better staff work and in order to obtain an opinion from County Counsel Neil Van Winkle on the county's risk if the appeal should be denied.

Auburn and Jeanne Standley spoke against allowing the affordable housing to be built on the parcel adjacent to their home in Old Mammoth. Tom Quealy cited road, sewer and water problems. He noted Old Mammoth was a low-key, residential area and objected to doubling the density on the property.

Supervisors Andrea Lawrence questioned the suitability of the parcel as the bottom line for her reservations about approving the project.

Supervisor Al Leydecker noted that an Environmental Impact Report had not been required for the project, which would have raised the issues of concern that were being discussed. "Staff work was particularly poor on this project, there is no statement of lot size or density bonus that would be allowed," he said.

Supervisor Bill Reid identified the "Catch-22" of the county in the situation. He wondered what the county's risk would be in case it were to deny the district zoning amendment.

Paul Johnson favored siding with the local property owners who were objecting to having the affordable housing in Old Mammoth. "There is no easy resolution to the problem. I agree with the need for affordable housing, but I couldn't agree to allowing that kind of thing in Old Mammoth," he said.

Those asking for the variance argued that the major contention should not be with the project itself, but with the process they had to follow. The property owners would not close escrow on the land if the county was considering a variance. The owners could not get the variance until they had bought the land.

"We have $240,000 tied up in this," complained Lynn. "This has never been done before; nobody knew the answers, so we are caught in this today," he told the board.

After much discussion, the board voted 5-0 to hear the matter at its board meeting the last week of February to give staff ample time to research the questions raised during the dialogue on the dilemma.

Board Okays Sublease at Mammoth/June Airport

Mono Supervisors OK'd a sublease Tuesday between International Fuel and Wings West Airlines. The plan calls for a contract for International Fuel to supply aviation gas and jet fuel to local and transient airplanes.

Jordan Glazov, president of Glazov Aviation, objected to the sublease, stating that Wings West, which has the primary lease with the county, had not lived up to its commitments. Glazov alleged that Wings West has been overcharging for fuel in violation of its county lease arrangement.

Glazov summarized the issue by stating that his firm's concern was to assure that a quality airport facility was available to Mammoth visitors, and that the current fixed-base operation contract between Wings West and the county be carefully monitored.

The Mono Supervisors, in approving the sublease arrangement [between Wings West and International Fuel], were of the opinion that the sublease would provide more professional service than has been provided in the past.

In the meantime, Mono County agreed to invetigate alleged lease violations on the part of Wings West.

Continued From Page 5

that building," Reid said. "I think we may have the cart before the horse," he said in asking that an hour of time be taken at a board meeting with Frank, rather than setting a special workshop.

At first Johnson could not find a date in his schedule to make it to the workshop. Later, he shuffled some meetings for Jan. 24. The workshop was slated for that date at 9 a.m. in the Mammoth Lakes Community Center with the possibility of a trip to the site.

Frank was authorized to spend up to $2,500 to assess the electrical, plumbing, and heating systems of the building, as well as what it would take to update each one of those systems.

Continued From Page 8

with County Counsel to provide him information to enable him to put the Board's findings in writing for presentation at the Board's meeting of Dec. 21, 1982. Majority opinion of Supervisors Johnson and Maner, in essence, that Deputy Boeing be reinstated to field duty sometime prior to Christmas and that his personnel packet not be purged of this issue. Minority opinion of Supervisor Jencks, in essence, that Deputy Boeing be immediately reassigned to field duty and that his personnel file not be purged of this issue. The Personnel Appeals Board Hearing adjourned at the hour of 6:03 p.m.

*****

Classifieds

AUTOMOTIVE

'74 Datsun 260Z. FM Stereo Cassette, air, new radials, good car, $3500. Leave message for Cindy, 934-2581, rm. 114. 1-27

'64 Ford 4x4 6 Cyl. W/Lmb. Rack, GD tires, runs great, $1495 OBO. 934-2804. 1-13

'73 Vega. Rebuilt Eng., GD Tires, $800. 934-2804. 1-13

'77 Jeep Wagoneer. Low Miles, loaded, $3900 OBO. Call Bruce, 934-6881 or 934-2845. 2-3

Datsun Wooden Steering Wheel 13" tire rims, will trade. 934-4094. 1-13

'82 Honda Civic Sedan 4-Dr. 5-sp. 4000 miles AM/FM Dolby cassette xlnt. cond. $6000 934-8388 eve. 1-13

'74 Volvo Stn. Wgn., Xlnt. family car, $2200; '66 Land Rover 4-WD stn. wgn., perfect off-rd./street car, $3800. 934-2405 for both. 1-27

CAMERA GEAR

Olympus OM Lenses: 300 mm, 85 mm, 21 mm; Leitz tripod. Call Bill, 934-3666 home, 934-7566 work. 1-13

EMPLOYMENT

CPA Firm Openings, Mammoth: The following jobs are either immed. avail. or are anticipated to be avail. in near future:

Senior Accountant

Must be college grad w/min. of 1 yr. exper. on audit or tax staff of lg. CPA firm.

Staff Accountant

Must have thorough knowledge of double-entry bookkeeping.

Secretary/Receptionist

Must have xlnt. typing skills, pleasant outgoing personality.

Call 619-934-8589 for appt. or send resume to P.O. Box D-1, Mammoth Lakes, CA 93546. 1-27

Secretary-Manager

Respons. for adminis., finances, employee supervision, maintenance planning & interior use under policies set by board of directors. Should demonstrate expertise in pub. relations, budget, finance & gen. adminis. services. This is a state position, eve. & wknd. work req. The 18th Dist. Agric. Assoc. is a Class III Fair w/salary range of $1731-$2513/mo. Address all resumes to Mrs. Jean Jarvis, 18th Dist. Agricultural Assoc., P.O. Box 608, Bishop, CA 93514. 1-27

Sewing Machine Operator. Some sewing exper. req., yr.-round position, pd. vacation. Call Gary, 934-4898. 1-13

Secretarial Position Available. Experience and strong skills a must! Call Bob or Christie, 934-4561. 1-13

Help Wanted Full Time— counterpersons, waitpersons & buspersons. Apply in person at Pot Belly Deli & Cafe. 1-20

Help Wanted P/T—Waitress & busperson. Apply in person at Tsui Heang Lau, 3rd floor, Mammoth Sierra Centre. 1-20

Mammoth Properties is Now interviewing for sales persons for its new Mammoth and June Lake offices. Go with the leader. All interviews are confidential, Call Diane, 934-6881 1-27

Help Wanted—We need a P/T salesperson to help us with our growing business. Apply in person, Take Two, 2nd floor Mammoth Sierra Centre. 1-20

Male/Female Models Wanted. All ages, for photographic modeling Call Jim Stroup, 934-2756. 1-13

HOUSEHOLD GOODS

Furniture: Sm. Sofa/Sleeper, V. nice shape, v. comfortable bed, $100; lamps & sm. tables, $10-$50; Swedish frpl. w/screen, $10. 934-7875, keep trying. 1-13

Refrigerator; Folding Pine chairs, $5; coffee maker. 934-4094. 1-13

Cuisinart Food Processor, $100 OBO. 934-6735 eve. 1-20

Beautiful Sofabed, $450; Fancy Casa Blanca fly fan, five lights, $350; 3 tan Levelor blinds for sliding windows, $50 ea. 934-3129 or 934-4851. 1-13

INVESTMENTS

Investsors Wanted For Publication, $10,000 & up, guar. return. 934-2756. 1-13

MOBILE HOMES

24x60 Dbl. Wide 3/BR, 2/BA. Furn., wood burner, store room, compl. remodeled last yr., huge fantastic view site, 10 yr. left on lease at Manzanita, $25,000 w/$6500 dn. OWC balance 10 yr. at 10%. Call 934-7828 or 387-2383. 1-27

'79 Mobile Home Dbl. Wide 24x60, 3/BR, 2/BA, wood-burner frpl., island kitchen, all gas, perm. location, McGee Ck, $53,500. 935-4362. 1-20

MOTORCYCLE

Husqvarna 400 CR: A Great Dirt bike, in great shape, super fast, comes w/helmet, shop manual, lube & 5-gal. plastic gas can, $675 OBO. 934-7875. Keep on trying. 1-13

REAL ESTATE

Four Super View Condos

Near ski lifts or shuttle bus, 1/BR & loft to 2/BR & loft units, from 10% down.

Deluxe MeadowRidge 3/BR, 3/BA condo. Price reduced $35,000 to $285,000, 20% cash down, OWC, submit!!

3 Sierra Holiday Mobile Homes 2/BR, 2/BA & 3/BR, 2/BA units, $32,000 to $44,900, OWC, submit!

Call Jack Winkler, agent, for above & other Mammoth properties for sale or exchange. 1-800-462-55797 or 619-934-2348 eve. 1-13

Nice 2/BR, 1/BA Meridian Villa condo. Consider lease option, $81,500 w/good terms. 934-6428 eve. 1-27

Sunrise Condominium. 1/BR & loft, 1100 sq. ft., spacious, immaculate, decorator-furnished, end unit w/spectacular 180° view, good terms, $175,000. Will consider partner. Call Jim, 213-541-2280, 213-822-9157 or write 9 Pinto Lane, Rolling Hills Estates, CA 90274. 1-20

Incred. House., Incred. Deal. $15,000 dn., 3/BR, 2/BA, Earth stove, oversize 2-car garage, wood paneling, open-beam ceiling, refrig., stove, washer/dryer incl., xlnt. financing, price $162,500. 1-13

Beautiful New Log Cabin in Majestic Pines area near Chair 15. Reduced $30,000 to $269,000; reduced another $20,000 to $249,000. Must sell!

Big Wood 1/BR. Only $6000 dn. or will trade for house or condo in San Fernando Valley. Reduced to $84,500.

Wildflower 1/BR. Xlnt. Owner financing, southern expos., popular rental, $119,900.

Chamonix 1/BR. Lowest-Priced 1/BR walking distance to lifts, low down w/owner financing, only $91,000.

St. Moritz 2 & Loft. Central Location, xlnt. mgt. & rental, best buy/sq. ft., owner financing, $134,500.

St. Moritz Studio. Least Expensive condo in Mammoth, $61,000.

Hidden Valley Studio & Loft, 2/BA. Cute, cozy unit & xlnt. rental, great investment, reduced again to $85,500.

Holiday Pines Lot 23. 4/BR, 2/BA w/passive solar features & greenhouse or part of master bdrm. Please call for appt. to see all the exciting features this home has to offer, asking $385,000.

For more info on these & other properties, call Christine Galbreath, agent. 934-4561. 1-13

RENTALS

27-Ft. Construction Trailer For rent. 934-6037. 1-27

Storage Space For Rent. 250 sq. ft., centrally located, $80/mo. 934-6037. 1-27

House In Mammoth For Rent. 3/BR, 2/BA, v. nice family home, oak cabinets, tile counters, Earth stove, hardwood floors, sunny & warm, no groups or pets, please, 1st/last/$300 dep., $875/mo. 873-8610 or 873-3568 day. 1-13

Prime Office Space. Old Mammoth Rd. location, sm. & lg. sq. footage, receptionist services avail. Call Bob, 934-4561 or 934-2405. 1-20

June Lake 2/BR, 2/BA Home. Furn. or unfurn., $475. Call broker, 648-7997 eve. 1-27

1,000-Sq. Ft. Heated Garage. 934-2179. 1-20

2/BR, 1/BA Duplex Unit Partially furn., all appliances, frpl., no pets, $450/mo. 934-3637. 1-13

3/BR, 2/BA Condo. Wood-Burning stove, 1st/last/sec. dep., $750/mo. 934-7830. 1-13

$400/Mo. Studio Loft, 2/BA, Hidden Valley #44. Furnished, avail. immed. 934-2361 or 213-241-1684. 1-20

RENTALS WANTED

$2000 In Advance

I will pay for adequate lodging now thru April, male skier, 46. 934-3253. 1-13

SERVICES

Skiwear Alterations/Repairs Professional-quality work, good service, refs. 934-3469. 1-27

Secretarial Services: Dictation, transcription, typing of letters, reports, manuscripts, resumes, dissertations, etc. Also temporary office help. 934-4610. 1-27

Mammoth Structural Construction Corp. * Maintenance, * Repairs, * Hand shoveling, * Etc. Bonded, insured, professional. We give prompt service at affordable rates. 934-6548. 3-24

Stenciling Class. All Day, Materials provided, $25. Beginning mid-February, deposit $10, Call Bonnie, 934-3683. 1-13

SKI STUFF

Nearly New 203-cm Rossignol STS skis w/bindings, $125. 934-6428 eve. 1-27

Dolomite Boots, Men's 5 (Fits lasies 7 wide), good cond., $35 OBO. 934-3469. 1-27

Bright Red Roffe Parka, Kids L. Down body, poly sleeves, navy piping trim, hardly worn. $40 OBO. 934-3469. 1-27

195-cm Kastle RX Slalom Skis W/Tyrolia 360 bindings, good cond., $150. Call Julie, 934-7812. 1-13

SPORTING GOODS

Mini-Revolver. North American Arms 22LR five-shot, 3½" long. 873-5262 after 4 p.m. 12-30

TRADES

Maui For Mammoth?

I have island condo for exchange, 1 wk., sleeps 4-5, for 1-2/BR near lifts in Feb. Call Roy, 805-255-1079 after 6. 1-13

KMMT

STEREO 106.3 FM

The Only 24-Hour Station in the Sierra!

934-2591

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Free want ads are for person-to-person sales only. Ads for businesses or real estate will not be accepted. Free ads must be written on this form only and delivered to our office by 4 p.m. Monday (no phone ads, please). Free ads are limited to 16 words. The Review is not responsible for errors in free ads. Limit is one ad per subscriber per week. To run the same ad the following week, a new ad on a new form must be submitted. Publisher reserves the right to refuse any free ad for any reason. Free ads must be placed in the following classifications: Antiques, Automotive, Boats, Household Goods, Lost & Found, Misc. for Sale, Personal, Pets, Recreation Vehicles, Skis, Yard Sales.

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CLASSIFICATION _____ Please print your ad below, one word per space.

Mail or bring this form to The Review

COUNTY OF MONO
REGULAR MEETING
MINUTES

The Mono County Board of Supervisors convened in regular meeting, regular session, Tuesday, Dec. 14, 1982 at the hour of 8:30 a.m. in the County Courthouse, Bridgeport, CA, with E.L. Maner, Chairman, presiding.

MEMBERS PRESENT: Supervisors Michael R. Jencks, Paul F. Johnson, E.L. Maner, William M. Reid. **MEMBERS ABSENT**: Supervisor Robert J. Stanford. **STAFF PRESENT**: Neil B. Van Winkle, County Counsel/Admin. Assist. **APPROVAL OF MINUTES**: The minutes of the regular meeting of Nov. 23, 1982, and special evening meeting of Nov. 23, 1982, were approved as presented.

PUBLIC HEARING—PROPOSED ORDINANCE 82-397-MM, CREATING A ZONING DISTRICT FOR "INDUSTRIAL PARKS" WITHIN MONO COUNTY, ALLOWING FOR FLEXIBLE USES AND DEVELOPMENT STANDARDS WITHIN THOSE LANDS DESIGNATED "INDUSTRIAL PARK."

Staff Report By: Nancy Tronaas, Associate Planner. **Speakers in Favor**: Tom Revelle. **Speakers Against**: Richard L. Pool, specifically against use permit procedure (speaking on behalf of several heavy industrial business owners).

Board Action: Adopted findings of the Planning Commission and adopted Ordinance 82-397-MM adding Chapter 19.37 to the Mono County Code to provide a zoning classification for lands to be used for industrial parks. M: Jencks. S: Johnson. V: Unanimous.

PUBLIC HEARING—ADOPTION OF AMENDMENTS TO REVISED LAND USE ELEMENT.

Staff Report By: Teri Jamin, Planning Director; Juan Guzman, Planning Technician. **Speakers in Favor**: None. **Speakers Against**: Doug Thomas of June Lake called Supervisor Johnson requesting that he preferred to see this matter delayed and have more hearings in June Lake held regarding the amendments.

Board Action: Adopted Resolution 82-210 adopting amendments to the Revised Land Use Element and directing Planning Director to prepare an amended Resolution for ratification on 12/21/82 striking the words "and finds that said action will not have a significant effect on the environment" on lines 3 and 4 and the entire paragraph on lines 26 through 30. M: Jencks. S: Reid. V: Unanimous.

ORDINANCES ADOPTED

82-397-MM See public hearing above.

RESOLUTIONS ADOPTED/RATIFIED

82-204 ratifying adoption of Resolution 82-204, adopted 12/7/82, in the matter of the proposed 5-cent Federal gas tax increase. M: Johnson. S: Reid. V: Unanimous.

82-207 establishing fees relating to public and semi-public swimming pools and spa pools. M: Johnson. S: Jencks. **AYES**: Jencks, Johnson, Reid. **NOES**: Maner. **ABSENT**: Stanford.

82-208 fixing fees for filing in the Superior Court, County of Mono. M: Jencks. S: Reid. V: Unanimous.

82-209 extending permitted parking on Meridian during the holiday season, westerly of Sierra Valley site. M: Johnson. S: Jencks. V: Unanimous.

82-210 see page 1, public hearing adopted Resolution 82-10 re Revised Land Use Element.

MINUTE ORDERS ADOPTED

82-1629 abate penalties pursuant to Section 483 of the Revenue & Taxation Code for reasonable as follows: Request 321, Gary D. & Marie Czypinski, APN 40-010-01-012-10 and Request 322, Van Dine Family Trust, APN 31-160-17. M: Reid. S: Johnson. V: Unanimous.

82-1630 scheduling a public hearing on Tuesday, Jan. 11, 1983, at the hour of 11:30 a.m. in the County Courthouse, Bridgeport, CA, to consider the appeal filed by Sierra Woods Venture relating to denial of DZA 403.617-06, rezoning APN 22-322-35 from R-3 to A-H (Affordable Housing). M: Reid. S: Johnson. V: Unanimous.

82-1631 deferring the matter of construction of the Dempsey Construction hangar to the meeting of 12/21/82, at which time an indepth report will be made by the Chief Building Inspector. M: Reid. S: Johnson. V: Unanimous.

82-1632 directing the Chief Building Inspector and Mono General Hospital Administrator to proceed, in concept, with Fred Daniel's proposal and plan regarding the hospital's heating plant and return to the Board on 12/21/82 for the Board's consideration of said proposal and preliminary plan. M: Reid. S: Johnson. V: Unanimous.

82-1633 requesting the Mono General Hospital Administrator to obtain a written release from the Honeywell Corp. regarding their contract as it relates to the heating plant at the hospital. M: Reid. S: Johnson. V: Unanimous.

82-1634 granting Chief Building Inspector permission to attend the National Electrical Code conference in Wisconsin week of Jan. 17, 1983; further, directing said matter to be for the consent agenda 12/21/82 for ratification. M: Johnson. S: Reid. V: Unanimous.

82-1635 directing the Sheriff's Dept. to coordinate their request for a new copy machine for the Sheriff's substation with Treasurer/Tax Collector, to investigate the possibility of transferring a copy machine from Central Services; further, if said transferring is not feasible, then staff to report findings on the necessity of new machine and cost on 1/4/83. M: Reid. S: Johnson. V: Unanimous.

82-1636 authorizing Sheriff Strelneck to enter into an agreement with Petrolane extending the testing period for the two vehicles to 4/1/83, with the condition that during the period should a significant increase in the proficiency become evident, then the Sheriff is authorized to bring this matter to the Board before 4/1/83. M: Reid. S: Johnson. V: Unanimous.

82-1637 directing Public Works Director to contact Robert Hansen, Equipment Management Superintendent, City of Oxnard, requesting a definitive report on Hansen's findings and testing of the Cagle Fuel Pressure Regulator and report the results of his investigation to the Board on 1/18/83; further, said report to include his recommendations concerning the possibility of purchase of a few of the regulators for testing on county vehicles. M: Johnson. S: Jencks. V: Unanimous.

82-1638 directing the Sheriff's Dept. in consultation with Public Works and the Justice Court to report to the Board on 1/11/83, as to the status of parking enforcement efforts in the Mammoth Lakes area, along with their recommendations for amendments to the parking ordinance. M: Jencks. S: Reid. V: Unanimous.

82-1639 introducing proposed Ordinance 82-508, an ordinance adding Chapter 7.09 relating to swimming pools and spa pools; waiving the first reading and scheduling for Public Hearing on 1/25/83 at 11 a.m. at the Mammoth Community Center, Mammoth Lakes, CA M: Reid. S: Johnson. V: Unanimous.

82-1640 deferring the matter of emergency services planning effort to the meeting of 12/21/82. M: Jencks. S: Johnson. V: Unanimous.

82-1641 deferring the matter of County's Affirmative Action Plan and directing County Counsel/Admin. Assist. to forward the plan to the County employee's Assoc. for review and comment and report to the Board on 1/11/83. M: Jencks. S: Reid. V: Unanimous.

82-1642 deferring the matter of a proposed personnel technician position to a workshop of the Board in January 1983 at which time said matter will be considered along with other matters concerning county government. M: Reid. S: Jencks. V: Unanimous.

82-1643 see page 2 adopting Resolution 82-208

82-1644 deferring matter of proposed ordinance regarding county bidding procedures to meeting of 1/11/83. M: Jencks. S: Reid. V: Unanimous.

82-1645 deferring the matter of correspondence received from County of Sacramento, Office of County Executive, requesting support of Preprint Assembly Bill 9 (Greene) to meeting of 1/18/83, in order to obtain input from Welfare Director, District Attorney and Sheriff concerning this matter. M: Jencks. S: Reid. V: Unanimous.

82-1646 awarding the contract to construct Minaret Rd-SR 203 to 1,600 ft. southerly to AJAC Construction Co., Inc., for the contract price of $396,154.10 and authorize the Public Works Director to accomplish the tasks necessary to present to the Board a fully executed contract for approval. M: Johnson. S: Jencks. V: Unanimous.

82-1647 authorizing the Public Works Dept. to install school zone signs (including 25 mph speed limit) on South Landing Rd., adjacent to the Church of the Mountain; further, in consultation with County Counsel to assign the cost of the signs and installation to the permittee as the Board intended pursuant to the use permit conditions. M: Jencks. S: Reid. V: Unanimous.

82-1648 see page 2, adopting Resolution 82-209

82-1649 see result of Closed Session, page 4.

82-1560 see page 2, adopting Resolution 82-210 result of Public Hearing.

82-1651 rescheduling the matter of the Mammoth Lakes Design Review Authority to the meeting of 1/25/83, at the Mammoth Community Center, Mammoth Lakes, CA at the hour of 3 p.m. for a workshop. M: Johnson. S: Jencks. V: Unanimous.

82-1652 deferring the matter of committee and commission assignments to the meeting of 1/4/83. M: Reid. S: Jencks. V: Unanimous.

82-1653 deferring the matter of Dept. Heads' Personnel Evaluations to the meeting of 1/4/83 for scheduling of said evaluations. M: Jencks. S: Johnson. V: Unanimous.

82-1654 authorizing the release of all but $3,895.00 from the payment to John C. Mandella & Associates, Inc., for the construction of the Whitmore Swimming Pool and authorize the chairman's signature on the Notice of Completion. M: Jencks. S: Reid. V: Unanimous.

82-1655 deferring the meeting of 12/21/82 the matter of policy position regarding service delivery area (CETA) M: Jencks. S: Reid. V: Unanimous.

82-1656 accepting from the Trustees of the Marguerite Doe Foundation the check in the amount of $25,000 for the Mammoth Animal Shelter and directing county Counsel/Admin. Assist. to acknowledge receipt of said check on behalf of Board, with appreciation. M: Jencks. S: Johnson. V: Unanimous.

82-1657 directing Teri Jamin, Planning Director, and County Counsel/Admin. Asst. to meet and confer with Mr. Morrissette regarding his offer to lend office space to QUAD Consultants during the term of their contract for the MonoPlan Update and to report to the Board on 1/4/83, their findings. M: Johnson. S: Jencks. V: Unanimous.

CLOSED SESSION

Moved by Supervisor Reid, seconded by Supervisor Johnson and unanimously carried to enter into a Closed Session regarding a matter of statewide litigation against Mono County and other counties, other potential litigation and approval of evaluation of a department head for signature by the Chairman, at the hour of 11:46 a.m. Moved by Supervisor Jencks, seconded by Supervisor Johnson and unanimously carried to reconvene in regular session at the hour of 12:00 noon with the following action taken as a result of the session:

Board Action: Authorizing County Counsel to expend the sum, not to exceed $500, to be taken from the Outside Counsel line item, to retain the law firm of Jennings, Engstrand & Henrikson, to represent the County of Mono, with respect to its defense, at least through the stage of motions attacking the pleadings of that case titled "Marvin Poer Company, et al, vs. All California Counties and Cities" regarding the recovery of property taxes illegally collected and presently pending in the U.S. District Court for the Southern District of California. M: Jencks. S: Johnson. V: Unanimous.

No Action Taken: The Board took no action with regard to the following agenda items: 8e; 9c,d,e; 15b and c.

ADJOURNMENT: The regular meeting of the Board of Supervisors of Dec. 14, 1982 was adjourned at the hour of 2:43 p.m.

*****

The Personnel Appeals Board Hearing convened at the hour of 3:07 p.m. with Supervisor E.L. Maner, Chairman of the

Please See Page 8

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MEADOWRIDGE—2-bd. Townhouse. Designer decorated. Owner will take VERY LOW DOWN. Submit.

ST. ANTON—Walk to Warming Hut II. Low Down. Excellent terms. New carpet and drapes. Hurry on this 1-bd.

SEASONS IV—1-bd. Best rental/management in town. Priced to sell. Easy terms. Must see!

SEASONS IV—2-bd. Anxious—MaKE Offer. Right on shuttle. Clean,. furnished. 20% buys GREAT terms.

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